041.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	864,000 /	864,000
USE VALUE:	864,000 /	864,000
ASSESSED:	864,000 /	864,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174	-176	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARTAMIAN MARK R/TRUSTEE
Owner 2:	MARK R PARTAMIAN REVOCABLE TR
Owner 3:	
Street 1:	6 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARTAMIAN MARK -
Owner 2:	-
Street 1:	6 APACHE TRAIL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,493 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2176 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5493.000	437,900	5,100	421,000	864,000
Total Card	0.126	437,900	5,100	421,000	864,000
Total Parcel	0.126	437,900	5,100	421,000	864,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.06 | /Parcel: 397.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	28552
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3474!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	438,100	5100	5,493.	421,000	864,200	864,200	Year End Roll	12/18/2019
2019	104	FV	342,000	5100	5,493.	447,400	794,500	794,500	Year End Roll	1/3/2019
2018	104	FV	342,000	5100	5,493.	326,300	673,400	673,400	Year End Roll	12/20/2017
2017	104	FV	321,300	5100	5,493.	284,200	610,600	610,600	Year End Roll	1/3/2017
2016	104	FV	321,300	5100	5,493.	242,100	568,500	568,500	Year End	1/4/2016
2015	104	FV	287,200	5100	5,493.	236,800	529,100	529,100	Year End Roll	12/11/2014
2014	104	FV	287,200	5100	5,493.	194,700	487,000	487,000	Year End Roll	12/16/2013
2013	104	FV	298,500	5100	5,493.	185,300	488,900	488,900		12/13/2012

PRINT

Date	Time
12/10/20	18:43:03

LAST REV

Date	Time
04/09/19	14:05:23

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARTAMIAN MARK,	70353-217		12/8/2017	Convenience	1	No	No		
	15297-132		11/1/1983		1	No	No		A

USER DEFINED

Prior Id # 1:	28552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
3/1/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5493		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,049						421,000	

Total AC/HA: 0.12610 | Total SF/SM: 5493 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 421,049 | Spl Credit | Total: 421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13253665
Const Adj.:	0.98000199
Adj $ / SQ:	188.681
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594920
Depreciation:	157059
Depreciated Total:	437861

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

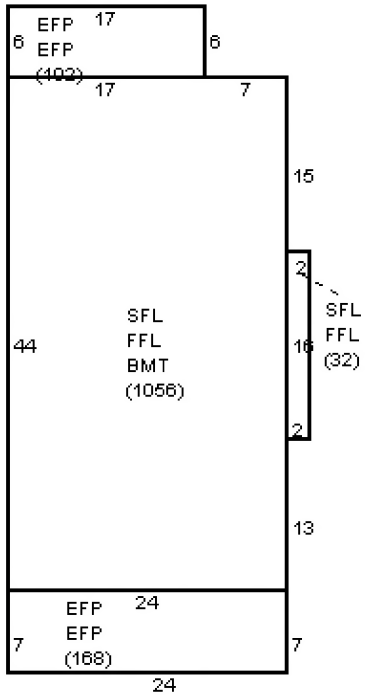
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.68
Special Features:	0	Val/Su Net:	116.09
Final Total:	437900	Val/Su SzAd	201.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	188.680	205,285
SFL	Second Floor	1,088	188.680	205,285
BMT	Basement	1,056	56.600	59,774
EFP	Enclos Porch	540	31.620	17,076

Net Sketched Area:	3,772			Total:	487,420
Size Ad	2176	Gross Are	3772	FinArea	2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100